

LAKE JOVITA GOLF AND COUNTRY CLUB PHASE THREE - B

A SUBDIVISION LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 20 EAST
AND IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA
COUNTY OF PASCO

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS " LAKE JOVITA GOLF AND COUNTRY CLUB PHASE THREE - B ",
A SUBDIVISION LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 20 EAST AND IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO
COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 391, LAKE JOVITA GOLF AND COUNTRY CLUB, PHASE TWO - A, AS RECORDED IN PLAT BOOK 39, PAGES
113 THROUGH 119 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N. 76°35'41" E., ALONG THE EXTERIOR BOUNDARY OF SAID LAKE
JOVITA GOLF AND COUNTRY CLUB, PHASE TWO - A, A DISTANCE OF 134.37 FEET; THENCE CONTINUE ALONG SAID EXTERIOR BOUNDARY,
N. 84°31'11" E., A DISTANCE OF 66.40 FEET; THENCE S. 88°31'12" E., A DISTANCE OF 80.23 FEET; THENCE N. 01°28'48" E., A DISTANCE OF 19.02 FEET;
THENCE 79.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST (SAID CURVE HAVING A RADIUS OF 580.00 FEET, DELTA ANGLE OF
07°53'36", AND A CHORD BEARING AND DISTANCE OF N. 05°25'36" E., 79.84 FEET); THENCE N. 09°22'24" E., A DISTANCE OF 39.84 FEET; THENCE 36.98
FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST (SAID CURVE HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 84°44'26", AND
A CHORD BEARING AND DISTANCE OF N. 32°59'49" W., 33.70 FEET); THENCE N. 14°37'58" E., A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID
EXTERIOR BOUNDARY, 212.29 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST (SAID CURVE HAVING A RADIUS OF 525.00 FEET,
DELTA ANGLE OF 23°10'08", AND A CHORD BEARING AND DISTANCE OF N. 63°46'58" W., 210.85 FEET); THENCE N. 52°11'55" W., A DISTANCE OF 11.38
FEET; THENCE 33.99 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST (SAID CURVE HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE
OF 77°54'13", AND A CHORD BEARING AND DISTANCE OF N. 13°14'48" W., 31.43 FEET); THENCE 1.70 FEET ALONG THE ARC OF A CURVE CONCAVE
TO THE WEST (SAID CURVE HAVING A RADIUS OF 125.00 FEET, DELTA ANGLE OF 00°46'39", AND A CHORD BEARING AND DISTANCE OF N. 25°18'59"
E., 1.70 FEET); THENCE S. 65°04'21" E., A DISTANCE OF 213.52 FEET; THENCE N. 14°47'18" E., A DISTANCE OF 226.04 FEET; THENCE N. 23°54'27" W., A
DISTANCE OF 56.04 FEET; THENCE N. 33°36'23" W., A DISTANCE OF 213.67 FEET; THENCE N. 39°38'22" W., A DISTANCE OF 150.00 FEET; THENCE S.
50°21'38" W., A DISTANCE OF 239.98 FEET; THENCE N. 39°38'08" W., A DISTANCE OF 123.47 FEET; THENCE N. 49°27'05" E., A DISTANCE OF 40.00 FEET;
THENCE N. 39°27'09" W., A DISTANCE OF 40.00 FEET; THENCE S. 49°27'05" W., A DISTANCE OF 40.00 FEET; THENCE N. 40°32'55" W., A DISTANCE OF
23.09 FEET; THENCE N. 49°27'05" E., A DISTANCE OF 240.00 FEET; THENCE N. 40°32'55" W., A DISTANCE OF 387.11 FEET; THENCE N. 55°41'47" W., A
DISTANCE OF 186.81 FEET; THENCE N. 70°44'27" W., A DISTANCE OF 178.22 FEET; THENCE S. 87°19'54" W., A DISTANCE OF 171.51 FEET; THENCE S.
81°07'54" W., A DISTANCE OF 125.00 FEET; THENCE S. 75°17'13" W., A DISTANCE OF 199.37 FEET; THENCE S. 67°41'28" W., A DISTANCE OF 107.18 FEET;
THENCE S. 38°42'32" W., A DISTANCE OF 179.96 FEET; THENCE S. 00°01'20" E., A DISTANCE OF 265.81 FEET; THENCE S. 52°48'36" E., A DISTANCE OF
149.19 FEET; THENCE S. 06°40'59" W., A DISTANCE OF 124.38 FEET; THENCE S. 08°12'32" W., A DISTANCE OF 120.56 FEET; THENCE S. 22°24'11" W., A
DISTANCE OF 123.06 FEET; THENCE S. 36°25'27" W., A DISTANCE OF 108.89 FEET; THENCE S. 32°36'14" W., A DISTANCE OF 196.84 FEET; THENCE S.
13°40'19" W., A DISTANCE OF 162.44 FEET; THENCE 8.64 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST (SAID CURVE HAVING
A RADIUS OF 625.00 FEET, DELTA ANGLE OF 00°47'32", AND A CHORD BEARING AND DISTANCE OF S. 66°45'10" E., 8.64 FEET); THENCE S. 23°38'35"
W., A DISTANCE OF 50.00 FEET; THENCE S. 66°21'25" E., A DISTANCE OF 37.61 FEET; THENCE S. 02°47'35" W., A DISTANCE OF 166.32 FEET; THENCE S.
85°10'15" E., A DISTANCE OF 25.96 FEET; THENCE S. 59°17'18" E., A DISTANCE OF 264.69 FEET; THENCE N. 74°08'09" E., A DISTANCE OF 391.02 FEET;
THENCE N. 52°40'10" E., A DISTANCE OF 535.47 FEET; THENCE N. 59°05'19" E., A DISTANCE OF 71.98 FEET; THENCE N. 79°15'50" E., A DISTANCE OF 78.98
FEET; THENCE S. 79°23'55" E., A DISTANCE OF 78.72 FEET; THENCE S. 61°57'43" E., A DISTANCE OF 58.40 FEET; THENCE S. 41°31'29" E., A DISTANCE OF
202.85 FEET TO THE POINT OF BEGINNING.
SAID LAND CONTAINING 46.38 ACRES MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE TO PASCO COUNTY, FLORIDA, A
NON-EXCLUSIVE INGRESS - EGRESS EASEMENT OVER AND ACROSS TRACT "S-1" AS SHOWN AND DEPICTED HEREON, AND DOES HEREBY FURTHER
DEDICATE TO PASCO COUNTY, FLORIDA, A NON-EXCLUSIVE PERPETUAL INGRESS - EGRESS AND UTILITY EASEMENT FOR MAINTENANCE AND ACCESS
ON ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST;
AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, ALL UTILITY IMPROVEMENTS
TO CABLE TELEVISION, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, ALL UTILITY IMPROVEMENTS
AND FACILITIES, INCLUDING, BUT NOT LIMITED TO WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS,
BUILDINGS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN
ON AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS,
OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH DEDICATED UTILITY IMPROVEMENTS, OR UTILITIES AND
APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES, AND APPURTENANCES
IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL
REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO,
THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER
VOLUNTARILY VACATED, VOIDED, OR INVALIDATED.

THIS THE 24th DAY OF January, A.D., 2002.

OWNERS:

LAKE JOVITA JOINT VENTURE - A FLORIDA GENERAL PARTNERSHIP

BY: Billy E. Brown Spaul Derman
PARTNER EXECUTIVE VICE-PRESIDENT AND AUTHORIZED REPRESENTATIVE

AND BY:

LAKE JOVITA ASSOCIATES LIMITED PARTNERSHIP,
A MICHIGAN LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: LAKE JOVITA DEVELOPMENT, L.L.C., - A MICHIGAN LIMITED LIABILITY
COMPANY, ITS GENERAL PARTNER

BY: PRESTWICK GOLF DEVELOPMENT, INC., - A MICHIGAN
CORPORATION, ITS GENERAL PARTNER

BY: Roy A. Gaddey, Jr. Spaul Derman
PRESIDENT AND AUTHORIZED REPRESENTATIVE

JOINDER AND CONSENT TO DEDICATE

STATE OF FLORIDA
COUNTY OF PASCO

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A
MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE HEREIN DESCRIBED
PROPERTY AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO
THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE OWNER THEREOF
AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE SHALL BE
SUBORDINATED TO THE HEREIN DEDICATION.

BY: WITHLACOCHEE RIVER ELECTRIC COOPERATIVE, INC.

C. M. Overstreet
C. M. OVERSTREET
PRESIDENT

ACKNOWLEDGEMENT

I HEREBY CERTIFY ON THIS 24th DAY OF January,
2002, BEFORE ME PERSONALLY APPEARED C. M. OVERSTREET, PRESIDENT
AND AUTHORIZED REPRESENTATIVE OF WITHLACOCHEE RIVER ELECTRIC
COOPERATIVE, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE
PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING JOINDER AND
CONSENT TO DEDICATE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE
THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN
EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE
DAY AND YEAR AFORESAID.

Spaul Derman
NOTARY PUBLIC - STATE OF FLORIDA, AT LARGE

PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES

JEANIE GERMAIN
Notary Public, State Of Florida
My Commission Expires 10/7/2004
Com. No. CC967831

PERSONALLY KNOWN X
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 24th DAY OF January,
2002, BEFORE ME PERSONALLY APPEARED BILLY E. BROWN, EXECUTIVE
VICE-PRESIDENT AND AUTHORIZED REPRESENTATIVE OF LAKE JOVITA
ASSOCIATES, INC., A FLORIDA CORPORATION, AND ROY A. GADDEY, JR.,
PRESIDENT AND AUTHORIZED REPRESENTATIVE OF PRESTWICK GOLF
DEVELOPMENT, INC., A MICHIGAN CORPORATION, TO ME KNOWN TO BE THE
PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING CERTIFICATE
AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR
FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE
DAY AND YEAR AFORESAID.

Spaul Derman
NOTARY PUBLIC - STATE OF FLORIDA, AT LARGE

PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES

JEANIE GERMAIN
Notary Public, State Of Florida
My Commission Expires 10/7/2004
Com. No. CC967831

FOR: BILLY E. BROWN
PERSONALLY KNOWN X
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED

FOR: ROY A. GADDEY, JR.
PERSONALLY KNOWN X
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED

CERTIFICATE OF TITLE

STATE OF FLORIDA

COUNTY OF PASCO

PATRICIA S. HUSBANDS

I, JEANIE GERMAIN, OF PREMIUM TITLE, INC., DO HEREBY CERTIFY THAT
THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS
PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR
ENTITY EXECUTING THE DEDICATION AS SHOWN ON THIS PLAT, IN THE
EVENT THAT THIS PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY
CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD
TITLE TO THE LAND. ADDITIONALLY, I CERTIFY THAT THE TAXES FOR THE
YEAR 2001 HAVE BEEN PAID.

THIS THE 24th DAY OF January, 2002.

FOR: PREMIUM TITLE, INC.

BY: Patricia S. Husbands

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FORGOING PLAT HAS BEEN FILED IN THE
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 25 DAY
OF FEBRUARY, 2002 AD, IN PLAT BOOK 42.
PAGES 129, 130, 131
Spaul Derman
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON FEBRUARY 19, 2002

THE FORGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Spaul Derman
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES

ON THIS 8th DAY OF February, 2002

Nellie Mae Robinson
NELLIE MAE ROBINSON
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 3392

SURVEYORS' CERTIFICATE

I, MAURICE W. BEALL, JR., THE UNDERSIGNED REGISTERED SURVEYOR,
DO HEREBY CERTIFY THAT ON JULY 18, 2001, THE AFORESAID
PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT
REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION
AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE
MONUMENTS (PRM'S) HAVE BEEN SET AS OF THE DATE OF THIS
CERTIFICATE AND THAT PERMANENT CONTROL POINTS (PCP'S) WILL BE
SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE AND DO HEREBY
FURTHER CERTIFY THAT MONUMENTS SHALL BE SET AT ALL LOT CORNERS AS
PRESCRIBED BY CHAPTER 177 OF THE FLORIDA STATUTES AND DO HEREBY
FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH ALL PLATTING
REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND
AMENDMENTS THEREOF.

M. W. Beall, Jr.
MAURICE W. BEALL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 4281

NOTES

THE BEARING REFERENCE SHOWN HEREON IS BASED ON ASSUMED DATUM. THE
SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 24
SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA = N. 89°47'15" W.

THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY
PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD-
ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND
SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE
FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST
EDITION.

ALL DRAINAGE EASEMENTS, TRACT L-3, TRACT D AND TRACT S-1 SHALL
BE CONVEYED TO THE "LAKE JOVITA GOLF AND COUNTRY CLUB HOMEOWNERS
ASSOCIATION, INC.", FOR THEIR PRIVATE USE AND MAINTENANCE.

SHEET ONE OF FOUR

SIMMONS & BEALL, INC
SURVEYING & MAPPING

P.O. BOX 1297
12218 HWY. 301 S.
DADE CITY, FLORIDA 33528
(352) 567-0048
LB NUMBER LB3392

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND
WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY GRAPHIC
OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL THERE
MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.